

**East Nottingham Township  
Planning Commission Meeting Minutes  
March 26, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 26, 2007 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Mike Rebert, Walt Leis, Marianne Russo, and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee, Gene Turns, and John Wallace were absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:05 p.m.

Chairperson, Joe Bauer led the Pledge of Allegiance.

Chairperson, Joe Bauer removed Bethany Christian School from the agenda.

**A motion was made by Marianne Russo, seconded by Walt Leis, to approve the agenda. The motion carried.**

**Aye: 4      Nay: 0**

There was no public comment on the agenda.

**Minutes to Approve**

February 26, 2007 – The minutes could not be approved because Mike Rebert was not present at February meeting, leaving only three PC members to vote, which did not constitute a quorum. Those present decided to wait until the April PC meeting to approve these minutes.

**Ordinances**

***On-Lot Sewage Maintenance Ordinance***

This ordinance is for keeping track of the pumping of individual septic systems, required by the Chester County Health Department. Jim Gade of Vollmer, Township Engineer, stated that this is not necessarily covered under the OASA's Act 537 Plan. Each municipality is required to have an ordinance to cover on-lot sewage maintenance. The Chester County website will show which on-site systems have been pumped within the last 3 years. The draft ordinance provides for penalties to be levied by the Township for those residents who do not comply.

The Township Solicitor, Helen Esbenshade, provided this draft to the Township. Jim Gade does not think this ordinance needs to go to the Chester County Planning Commission. It must go to the BOS and be advertised and then adopted. It may need to go to the OASA after it is passed, to become part of their ACT 537 Plan.

Walt Leis raised the issue although "installation" is in the title, does not provide for installation information in the body of the ordinance. Walt suggested that either "installation" should be removed from the title, along with all subsequent references within the ordinance, or show regulations for installation.

**A motion was made by Walt Leis, seconded by Mike Rebert, to send the draft back to the Solicitor to expand it to state that it is implied that rules including permit for site requirements and installation requirements be determined by the Chester County Health Department, or remove the word "installation" from the ordinance completely. The motion carried.**

**Aye: 4      Nay: 0**

***Regulating the Use of Underground Water Supplies***

Walt Leis said that he has reviewed this and finds it acceptable. **A motion was made by Walt Leis, seconded by Marianne Russo, to send this on to the BOS. The motion carried.**

**Aye: 4      Nay: 0**

***Post Construction Storm Water Management***

Walt Leis is still waiting to discuss this with the Township Solicitor. **A motion was made by Marianne Russo, seconded by Mike Rebert, to take no action. The motion carried.**

**Aye: 4      Nay: 0**

**Subdivisions & Land Development Plans**

Joe Bauer reviewed the PC meeting Protocol for Township Engineer Review Letters:

**Township Engineer Review Letters**

**Hopewell Elementary School – Preliminary Land Development Plan**

This LDP is an addition to the Penns Grove Middle School to become an elementary school for fifth and sixth graders. The applicant is requesting 11 waivers. Jim Gade reviewed some of the waiver requests. Jim Gade stated that all zoning issues have been resolved. He has some concerns about the infiltration beds, but said that he and the applicant's engineer are working on these and should be resolved soon.

Jim Gade said that a Land Development Improvement Agreement still needs to be written. DEP still needs to approve the planning module.

Walt Leis asked if there was an existing Topo of the site. Dan Errett, Project Manager for applicant, said there is just a partial topo map. He stated that the property lines are pretty well established and that the area of disturbance is pretty far away from property bounds. The applicant said that the playing fields to the south of the plan will not be impacted. There was some discussion about this.

There was some discussion about the waiver from requiring curbs for certain areas. Dan Errett said that they were trying to use best practices for this.

The increase in the number of students attending this school will go from 569 to 825.

This plan combines the bus stop for Hopewell and Nottingham Schools.

Mike Rebert asked if any discussions about future traffic impact have taken place with the BOS. He went on to say that Oxford Borough and ENT should not carry the entire burden if ten years down the road there are impacts. A number of intersections are already problem areas and will only get worse.

Mike Rebert would like to see a meeting between the Borough, ENT and the School Board.

Adjacent property owner names will be added to the plan. There was discussion about storm water issues and the Wiltshire development. Walt Leis suggested that some of the PC take a ride out to look at this. Walt, Joe Bauer and Mike Rebert all said they would go.

A recommendation was made for the BOS to meet with the School Board. The PC will make a site review and then make a recommendation to the BOS.

**A motion was made by Marianne Russo, seconded by Walt Leis, to approve the following waivers:**

- **402.02.F – Requires topography of everything within Ordinances**
- **402.03.A – Requires Topography on the entire tract**
- **503.01.C.9 – Requiring 2' candles of lighting intensity in parking areas**

**The motion carried**

**Aye: 4      Nay: 0**

The PC will ask the BOS to meet with the School Board.

**Developers Requesting to be on Agenda**

**George Thompson – Preliminary/Final Plan**

Zoning Relief has been granted. **A motion was made by Walt Leis, seconded by Marianne Russo, to approve this Preliminary/Final Plan, conditional upon DEP approval of the planning module. The motion carried.**

**Aye: 4      Nay: 0**

**TDT Prime Development – Preliminary Plan**

Ken Crossan, applicant's engineer, stated that he would like a recommendation from the PC to the BOS regarding this subdivision plan's Conditional Use Hearing. The CU is required because this

parcel is larger than five (5) acres and the plan is not using the ROSD option. Specifically the tract is 19.4 acres and they propose to subdivide it into eight (8) lots.

Ken is working with Jim Gade to resolve some of the technical issues.

**A motion was made by Joe Bauer, seconded by Walt Leis, to recommend CU approval based on the plan design, dated 1/17/07, of this parcel reviewed on March 26, 2007 at the PC meeting. The motion carried.**

**Aye: 4      Nay: 0**

Will Baker – Preliminary/Final Plan

Michael King appeared to state that he is subdividing two (2) acres off his 73 acre parcel so he can build a house.

**A motion was made by Walt Leis, seconded by Marianne Russo, for plan approval, conditional on DEP approval of the Planning Module. The motion carried.**

**Aye: 4      Nay: 0**

Letters of Extension

**A motion was made by Marianne Russo, seconded by Walt Leis to request a letter of extension for:**

• **George Thompson Preliminary/Final Plan to be date specific for July 15, 2007. The motion carried.**

**Aye: 4      Nay: 0**

No Action

**A motion was made by Marianne Russo, seconded by Walt Leis, to take no action on the following plans:**

- Elizabeth Miller – Preliminary Plan
- Elkdale Green – Preliminary Plan
- Hickory Hill – Phase II – Preliminary Plan
- Meadowview Estates – Preliminary Plan
- Reserves of Dunlap – Preliminary Plan
- Jordan Manor – Preliminary Plan
- Wicklow – Preliminary Plan
- Williamson – Preliminary Plan
- Timothy Bishop – Minor Plan
- Cooper Farms – Final Plan
- E. Mitchell Delp - Minor Plan
- Hickory Hill – Phase I – Final Plan
- King Tract – Minor Plan
- Jonathan Lapp – Minor
- Lewis Tract – Final Plan

**The motion carried.**

**Aye: 4      Nay: 0**

Correspondence

- Chester County Water Ways bimonthly publication

PC Members

Some of the PC members are planning on going to the PSAT convention on Monday, April 23, 2007. A request to move the April PC meeting to Wednesday, April 25, 2007. **A motion was made by Marianne Russo, seconded by Mike Rebert, to change the Regular April PC meeting from Monday, April 23, 2007 to Wednesday, April 25, 2007. The motion carried.**

**Aye: 4      Nay: 0**

Old Business

None

**Recognition of Visitors**

Jim Gade told the PC that Vollmer Associates was being bought out by StanTech as of April 2, 2007. He told the PC that this would not affect the Township's services in any way other than the name of the letterhead being different.

**A motion was made by Walt Leis, seconded by Mike Rebert, to adjourn the meeting. The motion carried.**

**Aye: 4      Nay: 0**

The meeting adjourned at 8:53 pm.

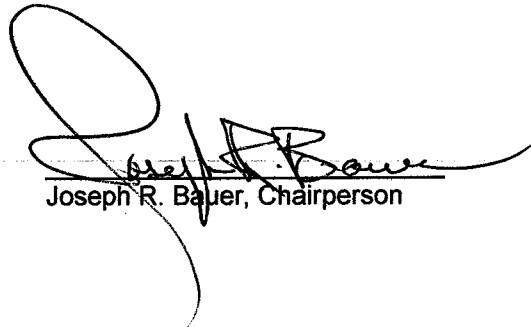
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 4/25/07

  
Joseph R. Bauer, Chairperson